

LAND BOARD AGENDA ITEM
February 17th, 2009

**SET MINIMUM BID FOR LAND BANKING PARCELS # 120, 121, 259 &
564
BEAVERHEAD COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominator: Parcels 120, 121 & 259 – Lessee, Erb Livestock Corp.
Parcel 564 - Lessee, John McCollum

Location: Parcels 120, 259 & 564 – Fifty-six miles northwest of Dillon
Parcel 121 – Seven miles east of Dillon

Property Characteristics: Parcels 120, 121, 259 & 564 – All parcels are leased for grazing, with below average to slightly above average productivity. There are no unique characteristics, critical habitat or other features indicating they should remain under management by DNRC.

Access: Parcels 120, 121, 259 & 564 - All of these parcels are surrounded by private land and are not accessible by the public without permission of the adjacent private land owners.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
120	320	N/A	\$160,000	\$160,000	Common Schools
121	640	N/A	\$384,000	\$384,000	Common Schools
259	40	N/A	\$20,000	\$20,000	Public Buildings
564	320	N/A	\$160,000	\$160,000	Common Schools

TOTAL \$724,000